

TO:	Horsham District Council – Planning Dept
LOCATION:	Land North of West Wantley Barn Fryern Road Storrington West Sussex
DESCRIPTION:	Approval of details reserved by conditions 3,4 and 5 to approved application DC/26/0357
REFERENCE:	DISC/26/0238
RECOMMENDATION:	Holding Objection - More Information
SUMMARY OF COMMENTS & RECOMMENDATION: The following documents have been reviewed: • Location plan, Dated: 23.02.2026 • Detailed Drainage Strategy, Report ref: ARB-44028094-DDS-01, Dated: July 2026, Author: Arbtech • Supporting Appendices, including BRE365 Soakaway Infiltration Test Record The Drainage Strategy states: "Watercourse Discharge <i>5.3 An ordinary watercourse runs approximately 2 m beyond the eastern site boundary and provides a viable receptor for both attenuated surface water and treated foul effluent. The surveyed bed level at the outfall location is 29.75 m AOD. Discharge to this watercourse at a controlled rate forms the basis of the surface water strategy set out in Section 6."</i> HDC Drainage have concerns regarding the outfall for the management of surface water and treated effluent from the site. Currently, HDC Drainage are unable to determine that the site drainage meets the requirements of the NPPF and PPG, National standards for sustainable drainage systems (June 2025), and the Horsham District Planning Framework (2015) – Policy 35 and Policy 38. As such, until further information is received, HDC Drainage Object to the proposed Drainage Strategy.	
MAIN COMMENTS: • The outfall for the sites foul and surface water drainage is in a shallow roadside ditch. The ditch lies outside of the application (and ownership) boundary and its connection to the wider watercourse network is unknown. There <u>may</u> be an outfall into the existing watercourse which through the neighbouring ancient woodland. If there is no <u>existing</u> connection from this roadside ditch to the watercourse in the woodland, it may be that currently water slowly infiltrates or it overtops the ditch and flows over the road towards the ancient woodland. The applicant should provide an understanding of this, acknowledging whether there is an existing connection from the ditch to the watercourse in the ancient woodland. The applicant must obtain permission in principle from the landowner, for the use of the ditch in the drainage strategy. • The site predominantly lies in flood zone 1, the red line boundary abuts flood zone 2 and 3, but the outfalls for the proposed drainage strategy both lie within flood zone 2 and 3. Causeway calculations have not considered a surcharged outfall scenario. During the development lifespan, it is likely the foul and surface water outfalls will be submerged. Of most concern is the outlet for foul. The drainage strategy should	

incorporate considerations of these events to mitigate concerns regarding contamination etc... (see below).

- Please note, information regarding the foul drainage network/ sewage treatment system is obscured by the viewport on the Detailed Drainage Strategy Plan: 44028094_1001A

With regards to the treated effluent outfall – HDC Drainage notes no flap valve has been incorporated (to provide visibility for future EA inspections) but the outlet is in a flood zone, so this may not be an appropriate consideration in this instance. A flow control is recommended, and an inspection chamber and shut off valve downstream of the sewage treatment plant should be provided, to control output in the event of failure, preventing contamination of the receiving ditch and surface water.

- HDC Drainage do not consider it to be appropriate for the sewage treatment tank to be located beneath an area of permeable paving. In the event of fault or structural failure, the sewage treatment plant could contaminate surface water captured in the subbase of the permeable paving before moving downstream.
- The sewage treatment plant must not be located in an area where it is likely for vehicles to drive over.
- HDC Drainage notes the justification for the exclusion of Urban Creep from the design calculations. Whilst the consideration is reasonable, the application is not. The Patio has not been included in the contributing catchment area, with the justification provided stating the patio does not positively drain into the surface water drainage system. Runoff is expected from this limestone patio and drainage from this patio is reliant on suitable SuDS, incorporating appropriate planting and/or suitable infiltration rates. This information has not been provided. Levels and the resulting slope of this patio are unknown and the location and scale of this patio has not been disclosed. HDC Drainage are unable to accept the calculations as they stand without further information. The catchment area must include all areas of proposed hardstanding, at which point HDC Drainage may then choose to overlook the requirement for urban creep. Otherwise, Urban Creep must be applied to the calculations. HDC Drainage expect to see information provided about the proposed patio.

"Positively drained contributing catchment 432.32m² (0.0432 ha), comprising 230.45m² roof measured to the outer edge of eaves and 201.87m² permeable paving. Patio excluded — laid to fall to adjacent soft landscaping, not positively connected."

- Whilst the permeable paving offers tanked sub-base attenuation, no additional offline storage has been provided, which may be worthy of consideration, but not essential. Overland flows must be directed away from the property. HDC Drainage note 150mm freeboard has been considered between finished floor level and external ground level.
- If a ditch and/or watercourse is present on site, an assessment of each feature must be provided, to identify whether the feature is expected...
 - to contain flowing water throughout the year (unless there is a drought or an unusually long period of dry weather). The range of expected water levels should be provided.
 - to seasonally dry up
 - to stay dry for most of the year.
- If a ditch and/or watercourse is present on site, context must be provided regarding the connectivity of the ditch and/or watercourse to waterways within in the wider landscape, as well as influences which might affect water levels in the feature, both upstream and downstream.

- If a ditch and/or watercourse is present on site or along the boundary of the site, the applicant must demonstrate ownership of the ditch/ watercourse.
- If a ditch and/or watercourse is to be the intended outfall location for surface water and/or treated effluent from a Package Treatment Plant (PTP) / Sewage Treatment Plants System, the applicant must obtain permission from the landowner for use of that feature.
- The applicant must provide evidence of measures to prevent pollution of the receiving groundwater and/or surface water.

Advisory notes:

- In addition to Planning Permission, the applicant may additionally require a permit to discharge treated foul water to a water body from the Environment Agency, where non-mains foul drainage is proposed.
- In addition to Planning Permission, the applicant may additionally require Ordinary Watercourse Consent (OWC) from the Lead Local Flood Authority at West Sussex County Council, to consent to any works adjacent to or within an ordinary watercourse.
- Whilst not a mandatory requirement, HDC Drainage welcome and encourage the consideration of rainwater harvesting within the proposed development, for **non-potable** use.

ANY RECOMMENDED CONDITIONS:

NA

NAME:	A.Furness
DEPARTMENT:	Horsham District Council - Drainage
DATE:	09/09/2026